



City of Tualatin

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UNOFFICIAL

Tualatin Planning Commission

MINUTES OF October 17, 2019

TPC MEMBERS PRESENT:

William Beers, Chair
Mona St. Clair, Vice Chair
Commissioner Janelle Thompson
Commissioner Alan Aplin
Commissioner Daniel Bachhuber
Commissioner Mitch Green
Commissioner Ursula Kuhn

STAFF PRESENT

Steve Koper
Tabitha Boschetti
Lynette Sanford
Rich Mueller

TPC MEMBERS ABSENT: None

GUESTS: None

CALL TO ORDER AND ROLL CALL:

Chair Beers called the meeting to order 6:30 PM and reviewed the agenda. Roll call was taken.

ANNOUNCEMENTS & PLANNING COMMISSION COMMUNICATION

Chair Beers and Steve Koper, Planning Manager, greeted three new Commission members – Daniel Bachhuber, Mitch Green, and Ursula Kuhn. Commissioner Bachhuber stated that he was born and raised in Tualatin and has recently been involved with the Tualatin 2040 Advisory Committee. He added that he has a personal interest in housing affordability. Commissioner Kuhn stated that she recently moved to Tualatin and her background includes working for the state and state lands. Commissioner Green stated that he lived in Tualatin for many years, moved out of state, but returned last year. He is a Navy veteran and has always wanted to be involved with his community.

APPROVAL OF MINUTES:

<p>These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.</p>

Chair Beers asked for approval of the TPC minutes dated June 20, 2019. MOTION by Commissioner Thompson SECONDED by Vice Chair St. Clair to approve the minutes as written. MOTION PASSED 7-0.

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

None.

ACTION ITEMS:

- 1. Consideration of amendments to the Tualatin Community Plan, Development Code, Transportation System Plan, and Maps and Figures (PTA-19-0003 and PMA-19-0003) reflecting the 2018 update to the Tualatin Parks and Recreation Master Plan.**

Tabitha Boschetti, Assistant Planner, presented the staff report and presentation on the Plan Text Amendment and Plan Map Amendment proposing to update the City of Tualatin Comprehensive Plan, Development Code, and Transportation System Plan to reflect the previously adopted 2018 Parks and Recreation Master Plan. Ms. Boschetti stated that Council directed staff to prepare Comprehensive Plan Amendments consistent with the updated Parks and Recreation Master Plan and make sure they align. Ms. Boschetti added that the Planning Commission was asked to provide a recommendation to Council.

Ms. Boschetti detailed the changes in the development code chapters and maps. One notable change is removing Map 74-1 (Street Tree Plantings), identifying street tree species by geographic area, and adding corresponding regulations to the development code consistent with urban forestry best practices.

Ms. Boschetti explained that the applicable criteria complies with statewide planning goals, Oregon administrative rules, and Metro Urban Growth Management Function Plan.

Ms. Boschetti confirmed that the findings demonstrate that the proposal meets the applicable criteria and staff recommends the Tualatin Planning Commission forwarding a recommendation of approval of the proposed amendments to City Council.

Commissioner Bachhuber stated that he was looking at the Parks Master Plan and asked if the proposed amendments would have an impact on future

development. Ms. Boschetti replied that we are not looking at the capital projects; the text changes are limited to specific areas within the development code. Commissioner Bachhuber asked specifically if the trail system can be halted or impacted. Mr. Koper replied that if the amendments are not adopted, then there might be an inability to have the trail built.

Rich Mueller, Parks and Planning Development Manager, stated that the regional trail system was put into place in 2013 and that Metro, Washington County, and all other cities have adopted the plan. Mr. Mueller added that getting the Park Master Plan implemented was an 18-month process with over 3,000 residents involved. There were over 50 meetings with the public with heavy community engagement and involvement.

Commissioner Kuhn noted that she appreciates the work involved. Commissioner Thompson concurred that a lot of community outreach was involved. Mr. Koper added that the City received a state planning award for the Parks Master Plan. MOTION by Chair Beers, SECONDED by Commissioner Aplin to approve the proposed amendments (PTA 19-0003 and PMA 19-0003) to City Council. MOTION PASSED 7-0.

2. Consideration of amendments to the Tualatin Community Plan (PTA-19-0004) reflecting the 2019 updates to the Tualatin Sewer Master Plan.

Ms. Boschetti presented the staff report and presentation on a Plan Text Amendment proposing to update the Tualatin Comprehensive Plan to reflect the adopted 2019 Sewer Master Plan.

Ms. Boschetti explained that on August 12, 2019 the City Council adopted the Sewer Master Plan (Resolution No. 5457-19). At that time, the Council directed staff to update the Community Plan consistent with the updated Sewer Master Plan.

Ms. Boschetti stated the proposed text changes include an updated project list, updated code references to previous version of the Sewer Master Plan, and to update outdated technical information.

Commissioner Thompson asked what brought about the changes. Ms. Boschetti replied that last update was in 2003 and it was realized that some of the capital projects were out of date due to the anticipated development in Basalt Creek. Commissioner Kuhn asked what residential owners can do regarding storm

water. Mr. Koper replied that these amendments are in regards to sanitary sewer but we are anticipating updates to the Storm Master Plan in the near future.

MOTION by Chair Beers, SECONDED by Commissioner Aplin to approve the proposed Plan Text Amendment 19-0004. MOTION PASSED 7-0.

FUTURE ACTION ITEMS

1. Update on Tualatin 2040 Project

Mr. Koper gave an update on the Tualatin 2040 project, which included a presentation. Mr. Koper explained that the update would include stakeholder feedback, housing needs analysis and housing policy strategies, housing policy actions, economic opportunities analysis, and economic policy actions.

Mr. Koper explained that Tualatin 2040 project is a follow-up to a previous project in 2018 to modernize the code, make it more reader/user friendly, to identify land uses into tables, and to update the look. The last update was in 1983. The Tualatin 2040 project is to look at the policies of the development code and prioritize.

Mr. Koper noted that 15 interviews were conducted with residents to discuss topics and generate feedback. Mr. Koper explained that a few of the topics discussed were: housing and livability, variety in housing types, affordability, community design, transportation and parking, a need for better transit, and walkability. Mr. Koper added that a desire for a civic center was mentioned.

Mr. Koper stated that the housing needs data cited that Tualatin has 322 acres of total buildable residential land; half of which is zoned low/medium low density residential. Metro's forecasted housing units for Tualatin by 2040 is 1,014. Mr. Koper explained the corresponding data, which included the percentages of housing type mix, land availability, and housing affordability.

Mr. Koper explained that the housing policy strategies include:

- Adequate land supply
- Housing type variety
- Affordability and affordable housing
- Funding tools
- Redevelopment opportunities
- Housing-transportation-other connections.

Commissioner Kuhn inquired about the difference between single-family attached versus multi-family. Mr. Koper replied that single-family attached refers to a single dwelling unit on a lot such as townhomes and duplexes. Multi-family usually refers to four units or more. Commissioner Green asked what the state requirement is. Mr. Koper responded that 50% is single-family detached and 50% is single-family attached and multi-family. The goal is to exceed that.

Mr. Koper noted that 22% of homeowners and 56% of renters pay more than 30% of their income in housing costs. Commissioner Kuhn asked where the data came from. Mr. Koper responded that it originated from census data and the American Community Survey. Mr. Koper added that land costs and fees are rising.

Mr. Koper described the housing policy actions, which include leveraging funding from the Metro bond, evaluate opportunities to re-zone land to provide additional opportunities for multi-family housing, identify districts within Tualatin with opportunities for redevelopment, and plan for long-term development.

Mr. Koper explained the economic needs analysis, strategy, and actions. Total buildable employment land in Tualatin is 385 acres and over 95% is zoned industrial. Metro's forecast for total employees in Tualatin by 2040 is 53,332 employees (12,500 more than today). Mr. Koper stated that Tualatin has a deficit of 74 acres of land zoned industrial and a deficit of 175 acres of land zoned retail/office. Only 2% of businesses located in Tualatin have more than 100 employees and over 93% of Tualatin's workforce lives outside of Tualatin.

Mr. Koper noted that overall economic strategies include encouraging employment sectors that pay a higher wage, efficient use of building land redevelopment opportunities, and business retention and growth.

Commissioner Kuhn asked if Tualatin has enough land to redevelop. Mr. Koper responded that Tualatin lacks land that can be redeveloped.

Mr. Koper noted that our next steps include:

- Public comment on prioritization plan (October 14-28, 2019)
- Planning Commission Meeting on Prioritization plan (November 21, 2019)
- City Council Meeting on Prioritization Plan (November 25, 2019)
- City Council Meeting on Prioritization Plan (December 9, 2019; January 27, 2020), if needed.

Commissioner Kuhn inquired about how we solicit public comments. Mr. Koper responded that they will be submitted to our Senior Planner, Karen Perl Fox. Mr. Koper added that the comments may also be submitted to him.

Commissioner Bachhuber asked if the prioritization plan submitted to Council will include timeline estimates and costs. Mr. Koper responded that it will not. Mr. Koper added that costs were not a factor when the Community Advisory Committee put their priority list together. Commissioner Bachhuber inquired about tax abatement in terms of lost revenue. Mr. Koper responded that Community Development does not have control over that - a work group would have to be set up to explore options for financial incentives.

COMMUNICATION FROM CITY STAFF

Mr. Koper provided an overview of the recently passed House Bill 2001. This bill enables both medium and large cities to regulate siting and design of “middle” housing, which is lacking in many cities.

Mr. Koper stated that one of the key provisions of House Bill 2001 would require cities to allow “cottage clusters.” Furthermore, duplexes and fourplexes would be allowed on single-family lots. Mr. Koper added that the state is developing a model code that cities can adopt and insert into their own development codes.

Mr. Koper added that the implementation schedule consists of model code development in December of 2020 and code adoption by July 2021. Mr. Koper added that other provisions of HB 2001 include:

- A 3% limit on density increase assumptions related to UGB expansions.
- Owner-occupancy and on-site parking requirements not allowed for ADUs.
- Housing production survey to include ADUs and middle housing.
- DCBS to develop single-family conversion standards.
- Prohibits new or amended CC&Rs that prohibit middle housing types or ADUs.

ADJOURNMENT

The meeting was adjourned at 7:50 PM.

Lynette Sanford, Office Coordinator